



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 13310-0000-00596
Date Received: 20 Aug 2013
Commission/Civic: 5th / N.W.
Existing Zoning: _____ Application Accepted by: JF Fee: \$1900-
Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

☒ Variance ☐ Special Permit

Indicate what the proposal is and list applicable code sections.

Per 3363.27, to reduce the building setback along Edgehill Road from 25' to 8'

PAID
AUG 20 2013

BUILDING & ZONING SERVICES

LOCATION

1. Certified Address Number and Street Name Application Pending Approval

City Columbus State OH Zip 43212

Parcel Number (only one required) 010022561

APPLICANT: (IF DIFFERENT FROM OWNER)

Name (See Property Owner)

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name NRI Equity Land Investments, LLC

Address 375 North Front Street City/State Columbus, Ohio Zip 43215

Phone # (614) 857-234 Fax # (614) 857-2346 Email nussg@nationwide.com

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name Josh Cummings

Address 5500 New Albany Road City/State Columbus, Ohio Zip 43054

Phone # (614) 775-4627 Fax # (614) 775-4856 Email: jcumings@emht.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE _____

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



13310-00000-00596
851 WEST THIRD AVE.

CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

One Stop Shop Zoning Report Date: Wed Aug 28 2013

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 851 W 3RD AVE COLUMBUS, OH

Mailing Address: 375 N FRONT ST STE 200
COLUMBUS, OH 43215

Owner: NRI EQUITY LAND INVESTMENT

Parcel Number: 010022561

ZONING INFORMATION

Zoning: ORIG, Manufacturing, M
effective 2/27/1928, Height District H-60

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: 5th by Northwest Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

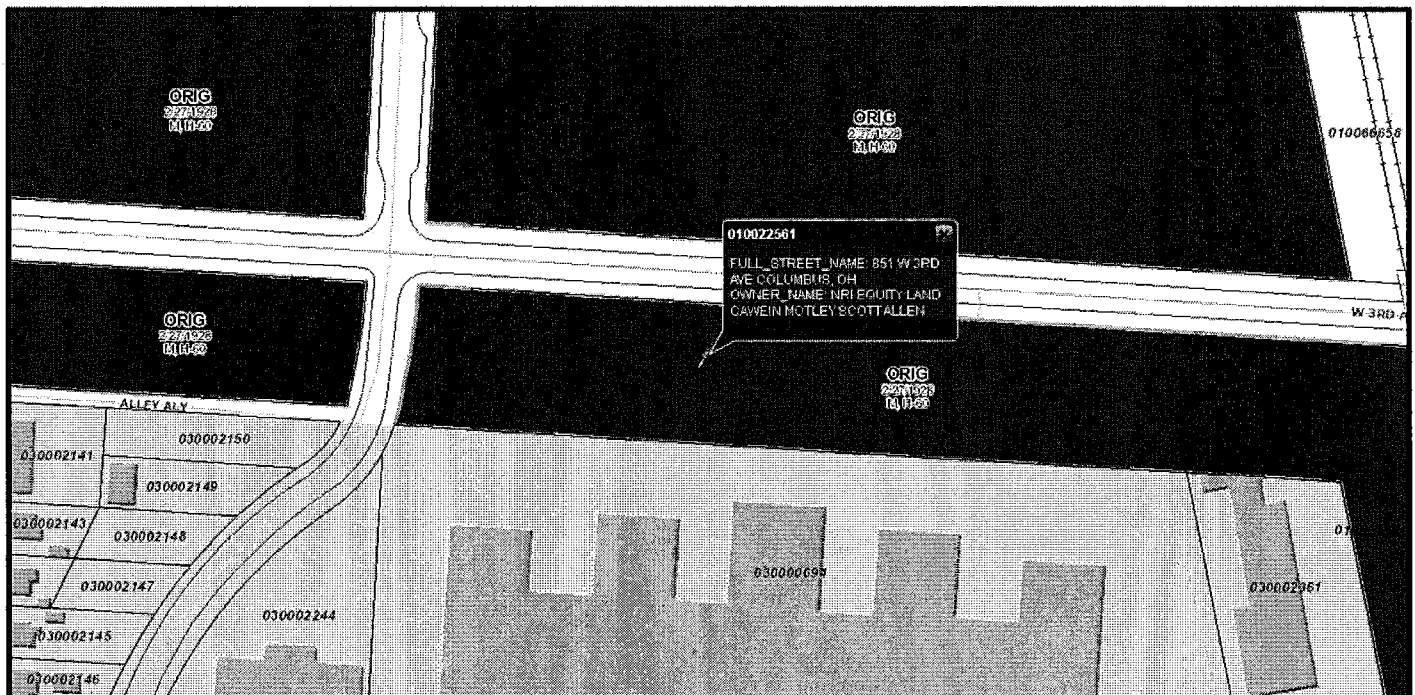
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

13310-00000-00596
851 WEST THIRD AVE.

Being first duly cautioned and sworn (1) NAME Gary Nuss

of (1) MAILING ADDRESS 375 North Front Street Columbus, Ohio 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) NRI Equity Land Investments, LLC

AND MAILING ADDRESS

375 North Front Street

Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Gary Nuss

(614) 857-2334

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) 5th by Northwest

Rebecca Obester

1802 Kings Ct. Unit C Columbus, Ohio 43212

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
(See attached List)

☒ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this 19 day of August, in the year 2013

SIGNATURE OF NOTARY PUBLIC

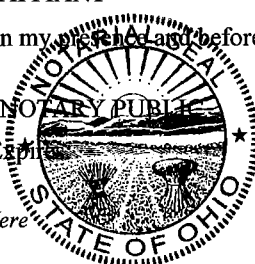
My Commission Expires

Shelley L. Stevens

Notary Public, State of Ohio

My Commission Expires 10-31-2017

Notary Seal Here



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STATEMENT OF HARDSHIP

APPLICATION # 13310-0-00596

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851 WEST THIRD AVE.

3307.09 Variances by Board.

- A. The Board of Zoning Adjustment shall have the power, upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:
1. That special circumstances or conditions apply to the subject property that does not apply generally to other properties in the same zoning district.
 2. That the special circumstances or conditions are not the result of the actions of the property owner or applicant.
 3. That the special circumstances or conditions make it necessary that a variance be granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
 4. That the grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.
- B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.
- C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

I have read Section 3307.09, Variances by Board, and believe my application for relief from the requirements of the Zoning Code satisfies the four criteria for a variance in the following ways:

The applicant is requesting a variance for building setback along Edgehill Road. The request is based upon neighborhood design goals established in the Grandview Yard Mixed-Use overlay approved by Grandview Heights and upheld by the master developer in all efforts within the neighborhood to date.

In an effort to create a pedestrian-friendly neighborhood as well as a market-supported commercial building opportunity, the proposed building plan is sited in a manner that respects the primary setback along Third Avenue while requesting a setback variance along the secondary frontage and future Bobcat Avenue. The setback is requested to provide sufficient area for three full bays of parking in accordance with the City of Columbus requirements for the proposed medical office building.

Approving this variance, allowing the utilization of land within the building setback, will provide a pedestrian-oriented site plan that precludes unsightly parking from being placed in front of the proposed building along Third Avenue at this highly visible corner at the north end of Grandview Yard. Without the approval of this variance, the medical office building would not fit within the City of Columbus corporation limits and would require a different function for this property.

Signature of Applicant

Date

8/19/13

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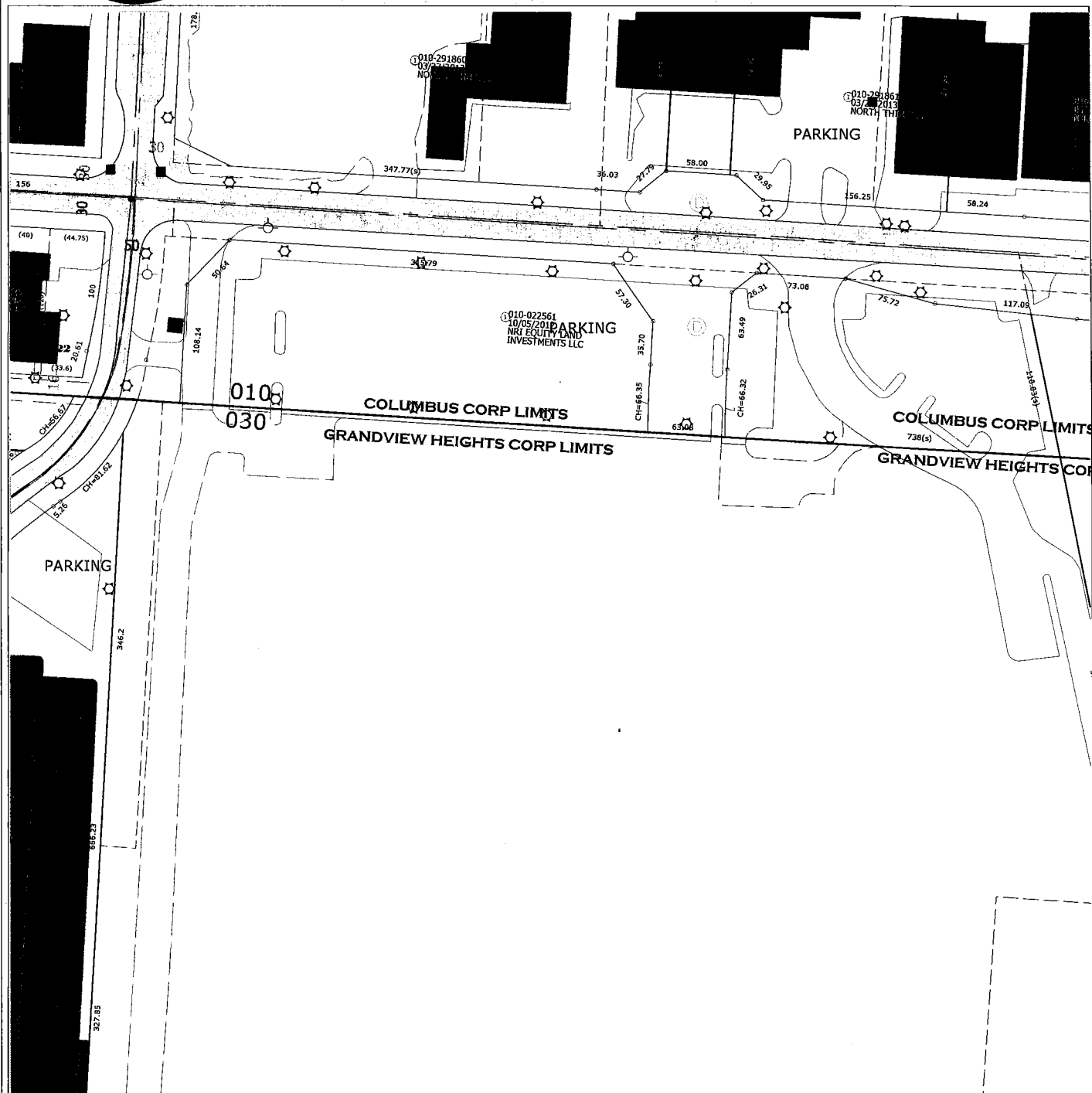


CLARENCE E M FRANKLIN COUNT

13310-00000-00596
851 WEST THIRD AVE.

MAP ID: C

DATE: 8/16/13



Disclaimer

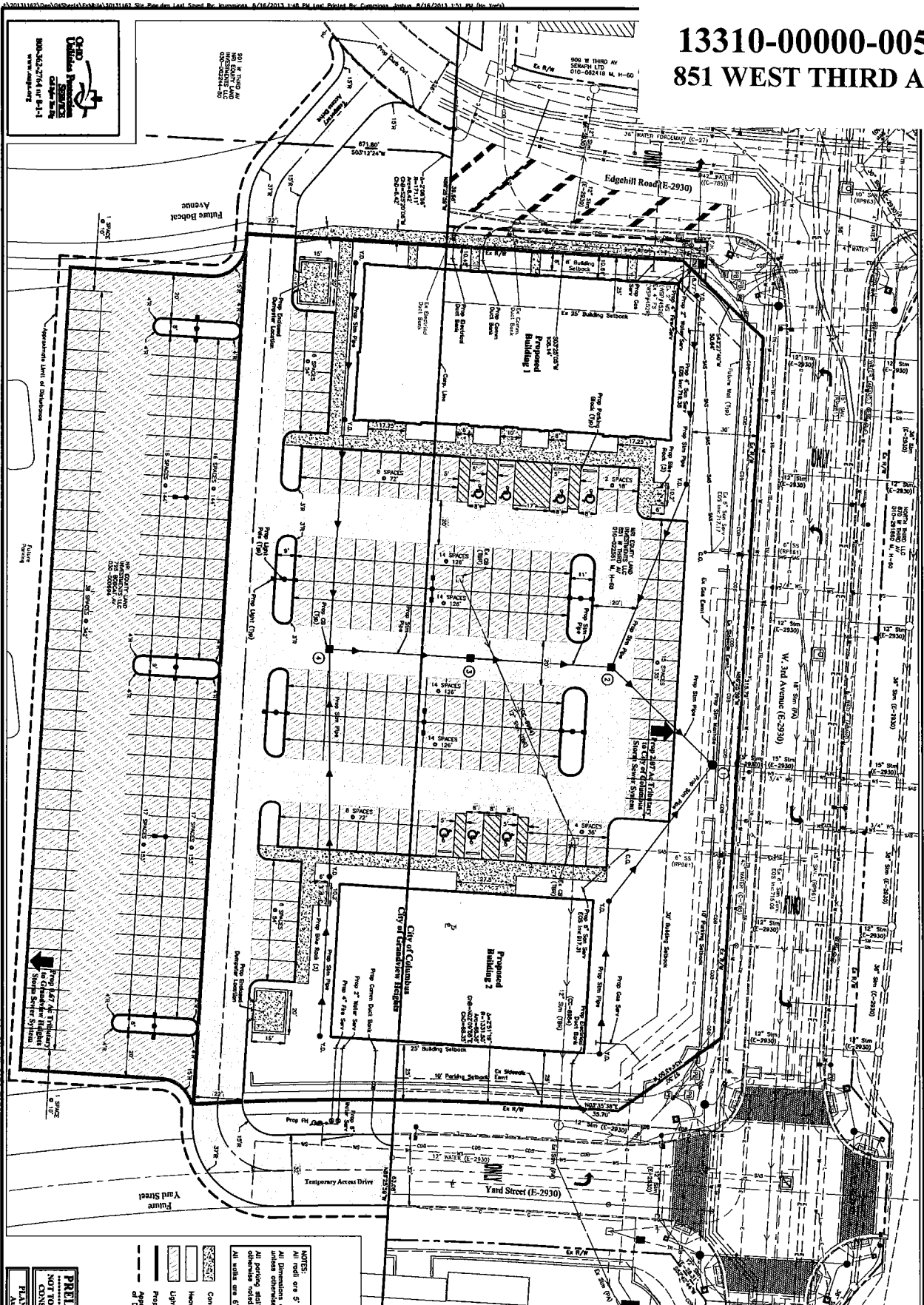
Scale = 120



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

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851 WEST THIRD AVE.



Ohio
Unified Planning
Cooperating
Engineers
www.ohiounified.com

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION
PLAN SET DATE
August 2013

Concrete Slab
Heavy Duty Pavement
Light Duty Pavement
Prop. Temporary Area
Appurtenant Limit
of Disturbance

NOTES:
All notes are 5' unless otherwise noted.
All dimensions are to face of curb
unless otherwise noted.
All parking stalls are 8'x20' unless
otherwise noted.
All walls are 6' unless otherwise noted.

GRAPHIC SCALE
1 inch = 20 feet

<div>DATEAugust 2013</div> <div>SCALE1" = 20'</div> <div>28010162</div> <div>1/1</div>				<div>EMHT</div> <div>Engineering, Mapping, and Technology, Inc. 10000 W. 12th Ave., Suite 100 Boulder, CO 80501 Phone: 303.440.1000 Fax: 303.440.1001 www.emht.com</div>	<div>CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO PRELIMINARY SITE COMPLIANCE PLAN FOR GRANDVIEW YARD NORTH DEVELOPMENT SITE PLAN</div>	<div>NATIONWIDE REALTY INVESTORS</div>	<div>REVISIONS</div> <table><thead><tr><th>MARK</th><th>DATE</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>	MARK	DATE	DESCRIPTION															
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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

13310-00000-00596

STATE OF OHIO
COUNTY OF FRANKLIN

851 WEST THIRD AVE.

Being first duly cautioned and sworn (NAME) Gary Nuss

of (COMPLETE ADDRESS) 375 North Front Street Columbus, Ohio 43215

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

NRI Equity Land Investments, LLC 375 North Front Street Columbus, Ohio 43215

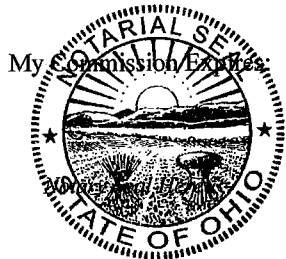
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 19 day of August, in the year 2013

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My Commission Expires

10-31-2017



Shelley L. Stevens
Notary Public, State of Ohio
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